

****Due to the current COVID-19 Global Pandemic and the subsequent Federal, State and Local Public Health Orders, for the protection of the public and in keeping with CDC guidelines, this meeting will be held by videoconference. ****

The Board of Adjustment meeting will be accessible for online viewing at:
<https://zoom.us/j/9616100275>

Or via phone at: [253-215-8782](tel:253-215-8782) with the following Meeting ID: [961 610 0275](https://zoom.us/j/9616100275)

We ask that you please call or join into the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.

GUIDANCE FOR THE PUBLIC OBSERVING MEETING:

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- **If you wish to testify, and are on a computer**, please list your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please un-mute yourself. Once you are done, please resume the mute functionality.
- **If you wish to testify by phone**, at the start of the meeting please give the Meeting Administrator your name, the Appeal Number and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please press ***6** and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing ***6**.

Agenda
BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS
Regular Meeting
Wednesday, September 8, 2021, at 1:30 p.m.

1. **Call to order.**
2. **A public hearing to consider each of the following;**

APPEAL #20377—Appeal filed by DBA Fox Park Market c/o Dominique Freeman, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a convenience store at 2900 Victor St.

WARD 10 #AOP-6805-21 ZONE: “B” – Two-Family Dwelling District

APPEAL #11517—Appeal filed by Nicholas and Emily Fragale, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to make 2nd floor addition to existing detached garage intending to be a space for remote work or in-home office at 5226 Daggett Ave.

WARD 6 #AB-563949-21 ZONE: “A” – Single-Family Dwelling District

APPEAL #11519 – Appeal filed by Melinda Stewart, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to make interior/exterior alterations per plans to convert the Karpeles Manuscript Library into a multi-unit residences 3524 Russell Blvd.

WARD 6 #AB-563803-21 ZONE: “D” – Multiple Family Dwelling District

APPEAL #11520 – Appeal filed by Neon Time, c/o David Hutson, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant install (1) illuminated projection sign per plans for a Medical Marijuana Dispensary at 6166 Delmar Blvd.

WARD 28 #AB-563450-21 ZONE: “F” – Neighborhood Commercial District

APPEAL #11521 – Appeal filed by Daniel Hellmutn, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to do interior and exterior alterations (agricultural) for a mushroom growing facility per plans, (zoning only) at 2616-2618 Shenandoah.

WARD 6 #AB-563992-21 ZONE: “C” – Multiple-Family Dwelling District

3. **Deliberations on the above hearings.**
4. **Approval of Written decisions, Findings of Fact and Conclusion of Law from hearings and Deliberations held on September 1, 2021.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment,

J. Klitzing, Chairman

cc:

Via Email:

Zoning Staff
Mary Hart Burton, Zoning Administrator
Randall Mourning, Building Commissioner's Office

Ed Ware, Building Inspection Section
Jared Boyd, Mayor's Office
City Counselor
Dan Isom, Director of Public Safety
Otis Williams, SLDC
Essence Owens, NSO
Dale Ruthsatz, SLDC
Patrick Brown, Multigraph
Cecilia Dvorak, PDA
Sherran White, Building Inspection Section
Brian Alcaraz, Building Inspection Section
Chris Schlumm, Building Inspection Section
Rob Orr, SLDC
Cornita Robinson
Russell Halliday
Project Connect
Debra Aaron
Register, Room 118

Via Hard Copy only:
Court Reporter

Via Hard Copy with Attachments:
Alderman, Room 230
Mary Hart Burton, Zoning Administrator
City Counselor
Board Members
Business Assistance Center, Room 421

Via Hand Delivery:
Post